



THE
A-TEAM

**RE/MAX
FIRST**

453 HERITAGE Drive, Fort McMurray T9K 1S4

MLS®#: **A2109814**

Area: **Parsons North**

Listing Date: **02/24/24**

List Price: **\$479,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 14-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Fort McMurray

Year Built:

2013

Lot Information

Lot Sz Ar:

3,340 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

1,556

Low Sqft:

Ttl Sqft:

1,556

DOM

69

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Back Yard,Private

Alley Access,Concrete Driveway,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized,Parking Pad,Rear Drive,RV Access/Parking,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Built-in Features,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`11"
Kitchen	Main	19`6" x 13`1"
4pc Bathroom	Second	9`3" x 4`10"
Bedroom	Second	9`4" x 13`1"
Bedroom - Primary	Second	15`8" x 14`2"
4pc Bathroom	Basement	4`11" x 7`10"
Game Room	Basement	18`5" x 13`9"

Room	Level	Dimensions
Dining Room	Main	13`8" x 8`1"
Living Room	Main	15`10" x 14`8"
4pc Ensuite bath	Second	9`2" x 4`10"
Bedroom	Second	9`9" x 10`8"
Walk-In Closet	Second	5`11" x 8`0"
Bedroom	Basement	18`5" x 15`5"
Furnace/Utility Room	Basement	9`6" x 9`0"

Title:
Fee Simple
Legal Desc:

Zoning:
ND

1222497

Remarks

Pub Rmks:

Welcome to 453 Heritage Drive: Original owners are proud to present their meticulously maintained family home in the picturesque Parsons Creek North neighbourhood boasting a detached garage and a spacious rear-facing driveway. This residence offers a light-filled and open main living space, three generously sized bedrooms on the second floor, and a fully developed basement with a separate entrance on the side of the home, providing additional living space for your convenience. Conveniently located across from a bus stop and offering easy access to the highway for commuters, this home provides the perfect blend of suburban tranquility and urban convenience. Enjoy being just a stone's throw away from walking trails, playgrounds, and schools in the highly sought-after Parsons Creek neighbourhood. Step inside to discover a welcoming main living space featuring high ceilings, hardwood floors, and a modern fireplace in the living room. The spacious kitchen is complete with a long island, pantry for extra storage, and stainless steel appliances. An updated chandelier illuminates the dining area, while built-in shelves and a bar fridge add to the functionality of the space. Completing the main floor is a convenient two-piece bathroom and a nook ideal for a desk or children's toys. Upstairs, retreat to the second storey offering three generously sized bedrooms. The primary bedroom comfortably accommodates a king-size bed and features a spacious walk-in closet and a four-piece ensuite bathroom. All bedrooms are equipped with blackout blinds for added privacy, and the convenience of upstairs laundry in the hall enhances functionality. Descend into the basement to discover a cozy recreation room adorned with luxury vinyl plank floors and a fun wall design. Further down the hall, you'll find a second living area currently used as a fourth bedroom, complete with a family room inside. High ceilings and ample lighting create a welcoming atmosphere, ensuring you never feel like you're in a basement at all. Outside, the back deck features two sections with a gas line for your BBQ, while the landscaped yard is fully fenced for privacy and security. The detached garage, equipped with a gas heater and ample storage, is a dream for vehicle owners or hobbyists. Additional parking is available in the large concrete driveway, with extra storage space accessible from the back alley. Offered in turnkey condition and ready for its second owners, don't miss the opportunity to schedule a tour of this pristine home today!

Inclusions:
Property Listed By:

**Bar Fridge, Deep Freezer, Garage Heater.
The Agency North Central Alberta**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













